


**EXHIBIT "D"**

CARRINGTON

ORDER INFORMATION							
Order Date: 04/10/2018	Inspection Date: 04/13/2018	Complete Date: 04/25/2018	Customer: CMS-Servicing	Customer Contact: Tax data	Customer Contact Info Source: Tax data	Order No. 4845312	Assessor Parcel No. 18-021
Pool Name: BURNETT JENNIFER CAWELT	Address: 369-3 PHILBROOK RD	City: SANBORNTON	State: NH	Zip: 03269	Expiration Date: 02/13/2019		
Inspection Type: Exterior	Broker Name: Sherman Russ	Years Of Exp: 14	Broker Company: Granite Group Realty Services	Broker Phone: 6037442004	License Number: 056648		
PROPERTY INFORMATION							
Property Vacant: Yes	If Occupied, who is the occupant? No	Secured: Yes	Land Value: 60000.00	Views: None	Market Rent (Monthly): \$1,000	If Listed, is a for sale sign visible? unassigned	
Currently Listed: No	List In List In Mkt: No	Original List Price: \$	Current List Price: \$	DOM: 0	Listing Broker: \$	Listing Company: \$	Listing Phone: \$
Sold In Last 12 Mo: No	Original List Price: \$	Final List Price: \$	DOM: 0	Sale Price: \$	Sale Date: \$	Listing Broker: \$	Listing Phone: \$
HOA Fees: \$	Are HOA dues current? unassigned	HOA delinquency amount: \$	HOA association phone: \$	HOA Fees included: 0	Gross Home Rent SF: 0	Gross House SF: 0	
To the best of your knowledge, why did the property not sell?			Are all types of financing available for this property? No		Financing available description: Windows broken, damaged exterior		Is the subject an Overimprovement, Underimprovement or appropriate for neighborhood? Appropriate For Neighborhood
NEIGHBORHOOD INFORMATION							
Population Density: Rural	Crime/Vandal Risk: Low	Neighborhood Trend: Stable	Home values are stable at a rate of: \$6,000	Environmental Issues: Unknown	Owner Occupied %: 90.00%	Price of Ownership: Fair	
Competing Listings: 17	Value Range: \$79,000-\$599,000	Supply: Stable	Demand: Stable	Predominant Buyer: Owner Occupied	# of border or blocked up houses: 0	Approximate # of rooms in neighborhood for sale: 1	
Outside of Market Factors, is there a risk of loss in Value? No		Risk of loss in Value Comments:		Investor or Flip activity in the neighborhood? Yes			
REPAIR DETAILS							
Repairs Totals: \$	Repairs Recommended: No	Days to Complete: 10/10	Really Problem: Yes	Are Emergency repairs needed? No		Emergency repairs description:	
Are repairs required for financing? Yes	Degree of Repairs Needed: None		Are there any Hazards? Fire Flood Discoloration Other			Hazard Other Description:	
If repairs are completed, are costs likely to be recouped in sales price? Neutral		Is the subject property currently eligible for financing? No		Will minor repairs allow the subject property to be financed? Yes		Will repairs enhance the marketability of the subject property? Neutral	
Is the property of average marketable condition for the neighborhood? Yes							
EXTERIOR REPAIR TYPE							
REPAIR COMMENTS						AMOUNT	
Painting						\$	
Foundation						\$	
Landscaping						\$	
Roof						\$	
Windows						\$	
Other						\$	
Fence						\$	
Cleaning/Trash Removal						\$	
COMPARABLE INFORMATION							
Property Info	Subject	Sold Comp 1	Sold Comp 2	Sold Comp 3	Listed Comp 1	Listed Comp 2	Listed Comp 3
Address:	369-3 PHILBROOK RD	185 Steele Hill Rd	22 Threshing Mill Rd	3 Mount St	9 Hill Rd	167 Weeks Rd	763 Snaborn Rd
Address:							
City:	SANBORNTON	Sanbornton	Sanbornton	Tilton	Tilton	Sanbornton	Sanbornton
County:	Belknap	Belknap	Belknap	Belknap	Belknap	Belknap	Belknap
State:	NH	NH	NH	NH	NH	NH	NH
Zip:	03269	03269	03226	03276	03276	03269	03269
Proximity:	2.98	4.49	4.24	0.45	6.03	3.55	
Current List Price:	\$	\$159,900	\$197,900	\$189,000	\$143,000	\$109,000	\$179,900
Original List Price:	\$	\$159,900	\$189,000	\$189,000	\$159,000	\$199,000	\$179,900
Sale Price:	\$	\$150,000	\$207,900	\$184,500			
Sale Date:		05/10/2017	07/25/2017	05/31/2017			
Sale Type:	REQ	FMV	FMV	FMV	FMV	FMV	FMV
Concessions:	\$	\$	\$	\$			
DOM:	0	107	25	24	218	31	39
Cumulative DOM:	0	0	0	0	0	0	0
NumUnits:	1	1	1	1	1	1	1
Property Type:	SFD	SFD	SFD	SFD	SFD	SFD	SFD
Property Style:	Ranch/Rambler	Ranch/Rambler	Ranch/Rambler	Ranch/Rambler	Ranch/Rambler	Ranch/Rambler	Ranch/Rambler
Construction:	Frame	Frame	Frame	Frame	Frame	Frame	Frame
Condition:	Good	Good	Good	Good	Good	Good	Good
Year Built:	1970	1950	1974	1978	1955	1985	1987
View:	None	None	Neighborhood	Neighborhood	None	Neighborhood	Neighborhood
Lot Size (in acres):	0.90	1.02	1.21	0.56	0.21	3.75	6.00
Sq ft above grade:	1660	1550	1500	1640	1640	1632	1472
Total Rooms:	5	6	6	6	7	5	8
Bedrooms:	2	3	3	3	3	3	2
Full Bath:	2	2	2	2	1	1	2
Half Bath:	0	0	0	0	0	1	0
Basement:	Full	Full	Full	Full	Full	Full	Full
% Basement Finished:	25.00%	20.00%	100.00%	0.00%	100.00%	65.00%	0.00%
Garage/Carport:	Attached 2 Car Garage	Attached 1 Car Garage	Attached 3 Car Garage	Attached 2 Car Garage	Attached 1 Car Garage	Detached 3 Car Garage	Attached 3 Car Garage
Outbuilding:	Shed	None	None	Shed	None	Shed	None
Pool/Spa/Hot tub:	Yes/No/Indef	Not/Not/None	Not/Not/None	Not/Not/None	Not/Not/None	Not/Not/None	Not/Not/None
Price per sq ft:	\$	\$101	\$130	\$114	\$87	\$124	\$123
MLS		4024475	4023590	4019505	4059881	4082593	4081521

<b>Sold Comp 1 Comments:</b> Less living area, 3 more bed rooms, 1 less garage space. This home is also 20 years older than the subject.							
<b>Sold Comp 2 Comments:</b> This home has a little less living area with one more bed room listed on the MLS. This home has 1 more garage space. The offer or sellers concession on this home was \$10,000 more than the list price.							
<b>Sold Comp 3 Comments:</b> This home is most like the subject on most of the features listed on the MLS, it does have one more bed room. The home is 8 years newer than the subject.							
<b>Listed Comp 1 Comments:</b> Same size living area, less garage space. This home is in need of love but with the right person you can make this 3 bedroom home your.							
<b>Listed Comp 2 Comments:</b> Same size living area, one more garage space, with more land mass. The home is 15 years old younger which makes this							
<b>Listed Comp 3 Comments:</b> Less living space, with much more land mass. This home is also 17 years newer than the subject which makes this superior in condition.							
<b>BROKEN COMMENTS</b>							
<b>Subject Comments:</b> The home is in damaged condition from the exterior view with several broken and boarded windows seen from 3 sides. There is a pool and some trash in the yard with bushes startlingly overgrown the driveway as home does not look like its been used in years. Above are the listing and sold comp comments from the MLS which best describe the condition of the property as they are the best descriptor of the comps used in this report.							
<b>Neighborhood Comments:</b> Rural, wooded, with some SF residence in the area. The location is 10 minutes to all amenities in the area. The street is paved and publically maintained. Not many homes on the market at this time, and not many REO's.							
<b>Condition/Repair:</b> Home has broken windows and repairs that are needed from the driveway view. The value that is set will be based on the property in average condition on the interior, however from what I can see the estimated 8-10 thousand dollars.							
<b>PRICE OPINION</b>							
Typical Market Time: 61-120	Quick Sale Price: \$129,000	As Is Sale Price: \$159,000	As Is List Price: \$165,000	Repair Estimate: \$	Quick Sale Repaired Price: \$129,000	Repaired Sale Price: \$159,000	Repaired List Price: \$165,000
<b>Pricing Strategy</b>							
Hard to tell the condition of this home with the damage from the exterior. The damage was discovered by me walking up to the property to gain the photos needed for this report and getting a close up view.							
<b>QC Review</b>							
The subject is a 2 bed 2 bath property with 1600 SF of GLA. The subject was built in 1970. The photos provided by the agent show the home to be in below average condition with signs of deferred maintenance or needed repairs. The reviewer agrees with the agent's As-Is value of \$159,000. The BPO sales and listings are considered the best indicators of the price for the subject.							
<b>Broker's Signature</b>							
 Sherman Ross Broker				04/13/2018  Date			
Broker Address		366 Lake St, Bristol, NH 03222		Broker Fax		Broker Email	

By completing this report, the Broker certifies that they have completed a site inspection of the subject property and that subject photos were taken at the time of inspection.

**DISCLOSURE:** This is a comparative market analysis, not an appraisal, and should not be used for lending purposes. Therefore, it is not intended to be an appraisal of the market value of the property and as such does not comply with USPAP standards. If an appraisal is desired, the services of a licensed or certified appraiser should be obtained.

This opinion is not an appraisal of the market value of the property, and may not be used in lieu of an appraisal. If an appraisal is desired, the services of a licensed or certified appraiser shall be obtained. This opinion may not be used by any party as the primary basis to determine the value of a parcel of or interest in real property for a mortgage loan origination, including first and second mortgages, refinances, or equity lines of credit.

Agent Comments	
Listings1, Listing2, Listing3, Sale2 and Sale3 Lot size variance is + or - 20% of the subject lot size. Please explain.	The properties used in this report are the best for this rural location for this timeframe

Inspection Date: 04/15/2018 Address: 169-2 PHILBROOK RD., SANBORNTON, NJ 03269 Order Number: 845312  
Subject Photos



Subject Front



Subject Front Side 1



Subject Front Side 2



Subject Street Scene 1



Subject Street Scene 2



Subject Address Verification

Inspection Date: 04/13/2018

Address: 1369-3 PHILBROOK RD., SANBORTON, NH 03089

Order Number: 18-15312

Subject Photos

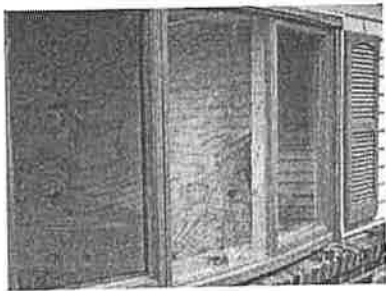


Subject Street Sign



Subject Other

Description: damage



Subject Other

Description: damage

Inspection Date: 04/13/2018

Address: 1309 -2 PHILBROOK RD, SANBORTON, NH 03589

Order Number: 1845312

Comp Photos



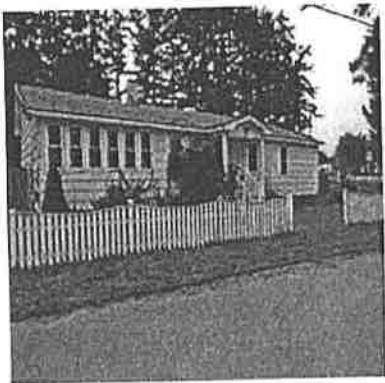
Field Comp 1



Field Comp 2



Field Comp 3



Listing Comp 1

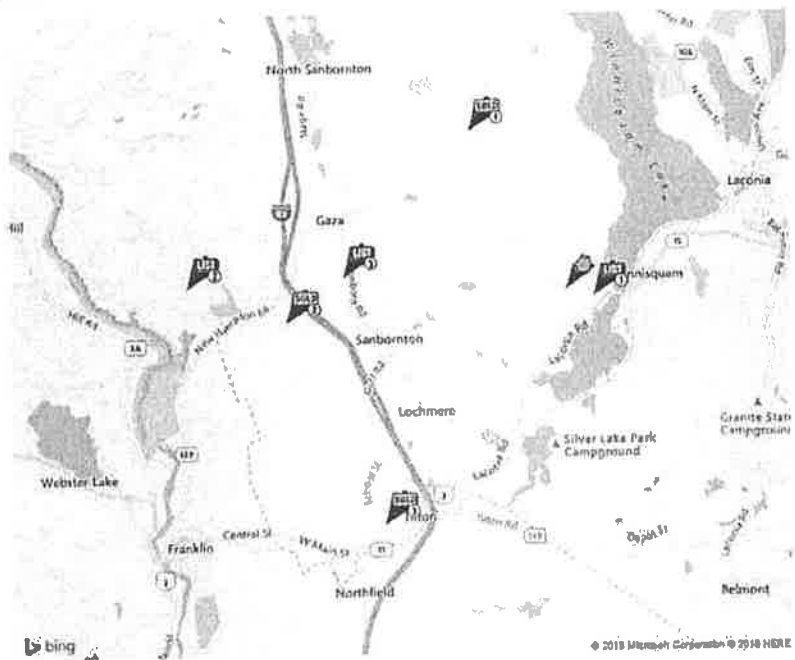







Listing Comp 2



Listing Comp 3

Inspection Date: 4/13/2018 Address: 369-2 PHILBROOK RD, SANBORNTON, NH 03269 Order Number: 4845318  
Map



	Subject	0.00 Miles	369-2 PHILBROOK RD, SANBORNTON, NH 03269
	Listing 1	0.45 Miles	9 Hill Rd, Tilton, NH 03276
	Listing 2	6.03 Miles	167 Weeks Rd, Sanbornton, NH 03269
	Listing 3	3.55 Miles	763 Sandorn Rd, Sanbornton, NH 03269
	Sale 1	2.98 Miles	185 Steele Hill Rd, Sanbornton, NH 03269
	Sale 2	4.49 Miles	22 Threshing Mill Rd, Sanbornton, NH 03226
	Sale 3	4.74 Miles	3 Moore St, Tilton, NH 03276